

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 19.13  
(ID # 23236)

MEETING DATE:  
Tuesday, January 09, 2024

FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 217, Item 4083. Last assessed to: Angelic Pierce, Ushindi Nagee Gadlin-Pierce, Angelia Gadlin-Pierce, and Viris Brown III. District 1. [\$69,288-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Angelic Pierce, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 346210012;
2. Deny the claim from Grant Moreland dba KGM Group, Assignee for Harvey Phillips for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 346210012;

Continued on Page 2

ACTION:Policy

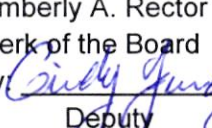
  
Matthew Jennings, Treasurer-Tax Collector 12/21/2023

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: January 9, 2024  
xc: Tax Collector

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

3. Deny the claim from Global Discoveries, Ltd., Assignee for Harvey Phillips for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 346210012;
4. Deny the claim from Lois Phillips for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 346210012;
5. Deny the claim from Kimberly Brown, heir to the Estate of Michael Scott Brown for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 346210012;
6. Deny the claim from Michael Brown for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 346210012;
7. Authorize and direct the Auditor-Controller to issue a warrant to Angelic Pierce in the amount of \$69,288.28, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675; and,
8. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$207,864.82 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 69,288	\$ 0	\$ 69,288	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	23/24

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 18, 2021 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 28, 2021. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 4, 2021 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest reports to notify all parties of interest attached to the parcel.
2. Researched all last assessee's through the County's Property Tax System for any additional addresses.
3. Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times, and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4676 (b).

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on July 28, 2021.

The Treasurer-Tax Collector has received six claims for excess proceeds:

1. Claim from Angelic Pierce based on a Quitclaim Deed recorded July 8, 2021 as Instrument No. 2021-0412772.
2. Claim from Grant Moreland dba KGM Group, Assignee for Harvey Phillips based on an Assignment of Right to Collect Excess Proceeds notarized July 2, 2021 and a Grant Deed recorded July 17, 2012 as Instrument No. 2012-0331892.
3. Claim from Global Discoveries, Ltd., Assignee for Harvey Phillips based on an Assignment of Right to Collect Excess Proceeds notarized July 22, 2021 and a Grant Deed recorded July 17, 2012 as Instrument No. 2012-0331892.
4. Claim from Lois Phillips based on a Quitclaim Deed recorded July 8, 2021 as Instrument No. 2021-0412772.
5. Claim from Kimberly Brown, heir to the Estate of Michael Scott Brown based on a Grant Deed recorded March 12, 1996 as Instrument No. 1996-088344 and a Certificate of Death for Michael Scott Brown.
6. Claim from Michael Brown based on a Grant Deed recorded March 12, 1996 as Instrument No. 1996-088344.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Angelic Pierce be awarded excess proceeds in the amount of \$69,288.28. The claims from Grant Moreland dba KGM Group, Assignee for Harvey Phillips and Global Discoveries, Ltd., Assignee for Harvey Phillips be denied because Harvey Phillips

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

transferred his interest on July 8, 2021 with Instrument No. 2021-0412772. The claims from Lois Phillips, Kimberly Brown, heir to the Estate of Michael Scott Brown, and Michael Brown be denied since they held no recorded interest in the property and therefore were not parties of interest. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$207,864.82 will be transferred to the County General Fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Residents and Businesses**

Excess proceeds will be released to a last assessee and transferred to the County General Fund.

**ATTACHMENTS (if any, in this order):**

- ATTACHMENT A. Claim Pierce
- ATTACHMENT B. Claim Moreland
- ATTACHMENT C. Claim Global
- ATTACHMENT D. Claim Phillips
- ATTACHMENT E. Claim KBrown
- ATTACHMENT F. Claim MBrown

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 12/22/2023

  
Aaron Gettis, Deputy County Counsel 11/27/2023

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4083 Parcel Identification Number: 346210012

Assessee: PHILLIPS, HARVERY

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$\_\_\_\_\_ from the sale of the above mentioned real property. I/We were the [ ] lienholder(s), [X] property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2021-0412772 recorded on 07/16/21. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 24 day of August, 2021 at Riverside, CA

Angelie Piere  
Signature of Claimant

Angelie Piere  
Print Name

25201 Fay Ave  
Street Address

Moreno Valley, CA 92551  
City, State, Zip

951-489-6066  
Phone Number

Angelie.7593@icloud.com  
Email Address

Si

T  
P

S

C

i

Email Address

RECEIVED  
2021 AUG 24 PM 12:49  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

oud.com

2021-0412772

07/08/2021 04:11 PM Fee: \$ 108.00

Page 1 of 4

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



508

# Quitclaim Deed

RECORDING REQUESTED BY HARVEY JAMES PHILLIPS

AND WHEN RECORDED MAIL TO:

ANGELIC PIERCE, Grantee(s)

USHINDI NAREEGADIN-PIERCE

ANGELIA GADLIN-PIERCE & VIRIS BROWN III

Consideration: \$ NO CONSIDERATION 25201 FAY STREET MORENO VALLEY, CALIF.

Property Transfer Tax: \$ \_\_\_\_\_

Assessor's Parcel No.: 346210012-7

PREPARED BY: HARVEY JAMES PHILLIPS certifies herein that he or she has prepared this Deed.

Signature of Preparer

Harvey James Phillips

Date of Preparation \_\_\_\_\_

Printed Name of Preparer  
HARVEY JAMES PHILLIPS

THIS QUITCLAIM DEED, executed on April 9-2019 in the County of RIVERSIDE, State of CALIFORNIA

by Grantor(s), HARVEY JAMES PHILLIPS

whose post office address is 26827 HAMMACK AVENUE PERRIS CALIF. 92570

to Grantee(s), ANGELIC PIERCE, USHINDI NAREEGADIN-PIERCE, ANGELIA GADLIN-PIERCE, VIRIS BROWN III  
whose post office address is 25201 FAY AVE. MORENO VALLEY, CALIF.

WITNESSETH; that the said Grantor(s), \_\_\_\_\_  
for good consideration and for the sum of \_\_\_\_\_  
(\$ \_\_\_\_\_) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title



**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Angelic Pierce, Ushindi Nagee Gadlin Pierce,  
Angelia Gadlin Pierce, Viris Brown III  
  
25201 Fay Ave moreno valley, CA 92551

Date: 07-08-21

Signature: Angelic Pierce

Print Name: Angelic Pierce

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of RIVERSIDE, State of CALIFORNIA and more specifically described as set forth in ~~EXHIBIT "A"~~

~~to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.~~

Acres 001.13 M/L Lot Type Parcel 9 Rec Map TYP  
Lot # 015/030 26827 Hammack Ave Perris CA 92570  
IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

*Harvey James Phillips*  
Signature of Grantor

HARVEY JAMES PHILLIPS  
Print Name of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantor(s)

\_\_\_\_\_  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

*Angelica Pierce*  
Signature of Grantee

ANGELIC PIERCE  
Print Name of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

USHINDA PIERCE GADLIN-PIERCE, ANGELIA  
Print Name of Second Grantee (if applicable)  
GADLIN-PIERCE, VIRIS BROWN III

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Riverside }

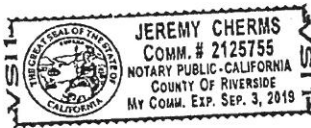
On APRIL 9<sup>th</sup> 2019 before me, JEREMY CHERMS, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared HARVEY JAMES PHILLIPS  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: QUIT CLAIM DEED

Document Date: APRIL 9<sup>th</sup> 2019 Number of Pages: 1

Signer(s) Other Than Named Above: NA

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: HARVEY JAMES PHILLIPS Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney In Fact  Individual  Attorney In Fact

Trustee  Guardian of Conservator  Trustee  Guardian of Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: SELF Signer is Representing: \_\_\_\_\_

**CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY**

**To: Matthew Jennings, Treasurer-Tax Collector**

**Re: Claim for Excess Proceeds**

TC 217 ITEM 4083 Parcel Identification Number: 346210012

Assessee: PHILLIPS, HARVERY

Situs: 26827 HAMMACK AVE PERRIS CA 92570

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

**Final Date to Submit Claim:** July 28, 2022

RECEIVED  
2021 AUG 12 PM 12:10  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$276,320.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2012-0331892; recorded on 07/17/2012. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

**NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.**

Attached are supporting documentation for the following: This claim has been assigned to Grant Moreland dba KGM Group (assignee) by Harvey Phillips (Assignor) Note: Spelling is incorrect in recording. "Harvery" Phillips - the correct spelling is Harvey Phillips - see supporting documentation and ID.

If the property is held in Joint Tenancy, the tax sale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 11 day of August, 2021 at Orange County, California  
County, State

  
\_\_\_\_\_  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

Grant Moreland  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

16835 Algonquin Street #122  
\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

Huntington Beach, Ca. 92649  
\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

619-548-0973  
\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Phone Number

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

For valuable consideration, the undersigned Assignor: HARVEY PHILLIPS hereby assigns to Assignee: Grant Moreland dba KGM GROUP, all rights, title, and interest to collect 100% of the excess proceeds which I am entitled to claim for the property, which was sold at Riverside County California public auction of tax defaulted property, held on May 13-18 2021 and described as:

Assessor Parcel Number: (APN) 346210012

Property Address / Legal Description: 26827 HAMMACK AVE. PERRIS, CA 92570 – 1.13 ACRES M/L IN PAR 9 RS 015/030 – RESID MOBILE / MANUFACTURED HOME

As the Assignor, I understand the amount of the excess proceeds eligible for distribution is \$276,320.00 and as a party of interest I am entitled to \$276,320.00

Dated this 2 day of JULY, 2021 Harvey Phillips  
Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

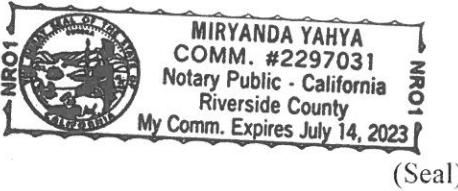
STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF RIVERSIDE )

On 7/2/2021 before me, MIRYANDA YAHYA, Notary Public, personally appeared HARVEY JAMES PHILLIPS, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Miryanda Yahya  
SIGNATURE OF NOTARY PUBLIC



(Seal)

**Declaration**

I, assignor: HARVEY PHILLIPS Declare the following to be true and correct with respect to my assignment of rights to claim excess proceeds to Assignee: **Grant Moreland dba KGM Group** for APN: **346210012** the public auction of tax defaulted property held on May 13-18, 2021, at the Riverside County California public auction.

We have been advised of our right to file a claim for excess proceeds on our behalf at no charge. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code 4675.

We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date 6/10/21 Signature Harvey Phillips

Name (Print) HARVEY PHILLIPS Address 271 WEST 4th STREET

City/State/Zip code PERRIS, CALIFORNIA, 92570 Phone 951 497-0991

Copy of ID / Driver License	Government Issued ID / Other
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RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME Michael Brown

STREET ADDRESS 26827 Hammack Ave

CITY, STATE & Perris Ca  
ZIP CODE 92570

TITLE ORDER NO. \_\_\_\_\_

ESCROW NO. \_\_\_\_\_

DOC # 2012-0331892

07/17/2012 10:56A Fee:28.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

28

### GRANT DEED

TRA: \_\_\_\_\_  
APN: 346-210-012-7

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ 0

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of \_\_\_\_\_

C  
062

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) Michael Brown

hereby remise, release and grant to Harvary Phillips

the following described real property in the City of Perris, County of Riverside, State of California

(Insert Legal Description)

see attached, 26827 Hammack Ave  
Perris Ca 92570

DATED: 7-9-12 Michael Brown  
Michael Brown

STATE OF CALIFORNIA  
COUNTY OF Riverside

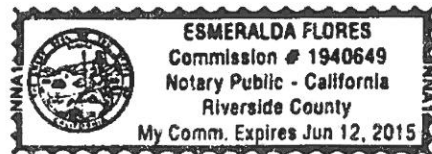
On July 9, 12 before me, Esmeralda Flores, Notary Public personally appeared  
Michael Lynel Brown  
(here insert name and title of the officer)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Esmeralda Flores (SEAL)



MAIL TAX STATEMENT AS DIRECTED ABOVE.

Page 1  
Record No. 6739312 -E17

LEGAL DESCRIPTION EXHIBIT

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION;  
THENCE NORTH 2° 08' WEST, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 829.96 FEET;  
THENCE NORTH 88° 20' EAST, 274.175 FEET, TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 88° 20' EAST, 274.175 FEET;  
THENCE NORTH 0° 52' WEST, 200 FEET;  
THENCE SOUTH 88° 20' WEST, 276.385 FEET;  
THENCE SOUTH, TO THE TRUE POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN AS A PORTION OF LOT 9 ON RECORD OF SURVEY ON FILE IN BOOK 15, PAGE 30 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

3000M77

3 12 96

THIS MICROFILM COPYRIGHTED  
1996 BY SECURITY UNION TITLE  
INSURANCE COMPANY,  
MICROFILMS DIVISION

RIVERSIDE

**CLAIM SUMMARY**

Date: August 25, 2021  
To: Riverside County Treasurer and Tax Collector  
Assessors Parcel Number: 346210012  
Last Assessee: PHILLIPS HARVERY  
Sale Date: 5/13/2021  
TC: 217  
Item Number: 4083  
Deadline: 7/28/2022

RECEIVED  
2021 SEP -8 PM 4:30  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

The following proof of claim(s) for excess proceeds and documents are attached:

1. Grant Deed granting interest to Harvey Phillips as Document Number: 2012-0331892, Recorded in Riverside County on 07/17/2012.
2. Affidavit signed by Harvey Phillips declaring his Identity
3. Assignment of Rights To Collect Excess Proceeds signed by Harvey Phillips
4. Claim form(s) signed by Global Discoveries
5. Photo ID for Assignor: Harvey Phillips
  - a. Please Note: the 26827 Hammack Ave Perris, CA 92570 address is listed on Mr. Phillips ID, which is one and the property as the above referenced Parcel.

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$276,320.00 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

**Certified Tracking Number:7020-1810-0000-5997-7444**

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to Global Discoveries Ltd. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 346210012 Tax Sale Number 70243 Item 4083 sold at public auction on 5/13/2021. I understand that the total of excess proceeds available for refund is \$ 276,320.00+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

(Signature of Party of Interest/Assignor)

(Date) 7/18/21

Harvey Phillips (Name Printed)

Tax ID/SS#

271 West 4th Street (Address)

Perris, CA, 92570 (City/State/Zip)

(951) 497-0991 (Area Code/Telephone Number)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

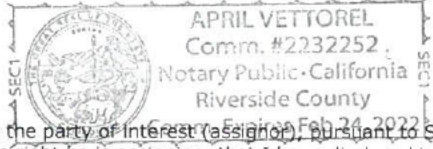
On July 18, 2021 before me, April Vettorel, Notary Public, personally appeared Harvey Phillips (here insert name and title of the officer)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature of Notary Public) (seal)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor) pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

(Signature of Assignee)

Jed Byerly, Managing Member (Name Printed)

Tax ID/SS#

Global Discoveries Ltd. (Address)

P.O. Box 1748 Modesto, CA 95353-1748 (City/State/Zip)

Phone: (209) 593-3913

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Stanislaus

On 7/22/21 before me, Maria Mendoza, Notary Public, personally appeared Jed Byerly (here insert name and title of the officer)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature of Notary Public) (seal) 117-174 (3/85) (Ret-Perm)





**CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY**  
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 Item 4083 Parcel Identification Number: 346210012

Assessee: PHILLIPS HARVERY

Situs: 26827 HAMMACK AVE PERRIS CA 92570-8609

Date Sold: 5/13/2021

Date Deed to Purchaser Recorded: 7/28/2021

Final Date to Submit Claim: 7/28/2022

RECEIVED  
2021 SEP - 8 PM 4: 30  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 276,320.00 from the sale of the above-mentioned real property. I/We were the ( ) lienholder(s).  
 Property Owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2012-0331892 recorded on 7/17/2012. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

**NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.**

**Please Refer to Claim Summary and Supporting Documents Enclosed**

If the property is held in Joint Tenancy, the tax sale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 28<sup>th</sup> day of July, 2021 at Modesto CA  
County, State

Signature of Claimant  
Tax ID #

Signature of Claimant

Jed Byerly, Managing Member  
Global Discoveries Ltd.

Print Name

Print Name

1120 13th St. Suite A

Street Address

Street Address

Modesto, CA 95354

City, State, Zip

City, State, Zip

(209) 593-3913

Phone Number

Phone Number

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME Michael Brown

STREET ADDRESS 26827 Hammack Ave

CITY, STATE & ZIP CODE Perris Ca 92570

TITLE ORDER NO. \_\_\_\_\_

ESCROW NO. \_\_\_\_\_

DOC # 2012-0331892

07/17/2012 10:56A Fee:28.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T: 08	CTY	UNI	062

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

### GRANT DEED

TRA: \_\_\_\_\_

APN: 346-210-012-7

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ 0

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of \_\_\_\_\_

**C**  
062

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) Michael Brown

hereby remise, release and grant to Harvery Phillips  
(NAME OF GRANTEE(S))

the following described real property in the City of Perris, County of Riverside, State of California

(Insert Legal Description)

see attached, 26827 Hammack Ave  
Perris Ca 92570

DATED: 7-9-12  
Michael Brown

STATE OF CALIFORNIA  
COUNTY OF Riverside

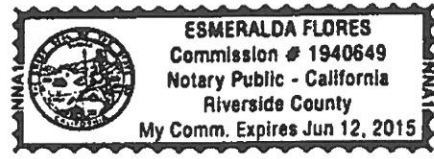
On July 9, 12 before me, Esmeralda Flores, Notary Public personally appeared  
Michael Lynel Brown  
(here insert name and title of the officer)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Esmeralda Flores (SEAL)



MAIL TAX STATEMENT AS DIRECTED ABOVE

Page 1  
Section No. 6739312 -E17

LEGAL DESCRIPTION EXHIBIT

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION;  
THENCE NORTH 2° 08' WEST, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 829.96 FEET;  
THENCE NORTH 88° 20' EAST, 274.175 FEET, TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 88° 20' EAST, 274.175 FEET;  
THENCE NORTH 0° 52' WEST, 200 FEET;  
THENCE SOUTH 88° 20' WEST, 276.385 FEET;  
THENCE SOUTH, TO THE TRUE POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN AS A PORTION OF LOT 9 ON RECORD OF SURVEY ON FILE IN BOOK 15, PAGE 30 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

3000777

3 12 96

THIS MICROFILM COPYRIGHTED  
1996 BY SECURITY UNION TITLE  
INSURANCE COMPANY,  
MICROGRAPHICS DIVISION

RIVERSIDE

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4083 Parcel Identification Number: 346210012

Assessee: PHILLIPS, HARVERY

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED  
2021 AUG 24 PM 12:45  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$\_\_\_\_\_ from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2021-0412772 recorded on 07/16/21. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 24 day of August, 2021 at Riverside, CA  
County, State

[Signature]  
Signature of Claimant

Lois Phillips  
Print Name

27041 Read St  
Street Address

2557 Perris, CA 92570  
City, State, Zip

951-418-8710  
Phone Number

and.com loisphillips1145@icloud.com  
Email Address

2021-0412772

07/08/2021 04:11 PM Fee: \$ 108.00

Page 1 of 4

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



508

# Quitclaim Deed

RECORDING REQUESTED BY HARVEY JAMES PHILLIPS

AND WHEN RECORDED MAIL TO:

ANGELIC PIERCE, Grantee(s)

USHINDI NAREEGADIN-PIERCE

ANGELIA GADLIN-PIERCE & VIRIS BROWN III

Consideration: \$ NO CONSIDERATION 25201 FAY STREET MORENO VALLEY, CALIF.

Property Transfer Tax: \$ \_\_\_\_\_

Assessor's Parcel No.: 346210012-7

PREPARED BY: HARVEY JAMES PHILLIPS certifies herein that he or she has prepared this Deed.

Harvey James Phillips  
Signature of Preparer

\_\_\_\_\_  
Date of Preparation

HARVEY JAMES PHILLIPS  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on April 9-2019 in the County of RIVERSIDE, State of CALIFORNIA

by Grantor(s), HARVEY JAMES PHILLIPS

whose post office address is 26827 HAMMACK AVENUE PERRIS CALIF. 92570

to Grantee(s), ANGELIC PIERCE, USHINDI NAREEGADIN-PIERCE, ANGELIA GADLIN-PIERCE, VIRIS BROWN III  
whose post office address is 25201 FAY AVE, MORENO VALLEY, CALIF

WITNESSETH; that the said Grantor(s), \_\_\_\_\_,

for good consideration and for the sum of \_\_\_\_\_

(\$ \_\_\_\_\_) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title



**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Angelica Pierce, Ushindi Nagee Gadlin Pierce,  
Angelica Gadlin Pierce, Viris Brown III  
  
25201 Fay Ave Moreno Valley, CA 92551

Date: 07-08-21

Signature: Angelica Pierce

Print Name: Angelica Pierce

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of RIVERSIDE, State of CALIFORNIA and more specifically described as ~~set forth in EXHIBIT "A"~~

~~to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.~~

Acres 001.13 M/L Lot Type Parcel 9 Rec Map TYP  
Lot # 015/030 26827 Hammack Ave Perris CA  
92570

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

*Harvey James Phillips*  
Signature of Grantor

HARVEY JAMES PHILLIPS  
Print Name of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantor(s)

\_\_\_\_\_  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

*Angelica Pierce*  
Signature of Grantee

ANGELICA PIERCE  
Print Name of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

USHINDA PIERCE GADLIN, ANGELIA  
Print Name of Second Grantee (if applicable)  
GADLIN-PIERCE, VIRIS BROWN III

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Riverside }

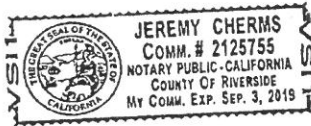
On APRIL 9th 2019 before me, JEREMY CHERMS, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared HARVEY JAMES PHILLIPS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: QUIT CLAIM DEED

Document Date: APRIL 9th 2019 Number of Pages: 1

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: HARVEY JAMES PHILLIPS Signer's Name: \_\_\_\_\_

Corporate Officer - Title(s): \_\_\_\_\_ Corporate Officer - Title(s): \_\_\_\_\_

Partner - Limited General Partner - Limited General

Individual Attorney In Fact Individual Attorney In Fact

Trustee Guardian of Conservator Trustee Guardian of Conservator

Other: \_\_\_\_\_ Other: \_\_\_\_\_

Signer is Representing: SELF Signer is Representing: \_\_\_\_\_



4819121.1412

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4083 Parcel Identification Number: 346210012

Assessee: PHILLIPS, HARVERY

Situs: 26827 HAMMACK AVE PERRIS CA 92570

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED  
2021 SEP -7 PM 4:32  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ Remainder from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on 7/28/21. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED:

Michael Brown is deceased + I am his widow. Along with the mother of his child. Michael did not have a trust or will rather rights of survivorship and NOK

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 29<sup>th</sup> day of August, 2021 at Norco, CA  
County, State

[Signature]  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

Kimberly Brown  
Print Name

\_\_\_\_\_  
Print Name

1043 Curtis DR.  
Street Address

\_\_\_\_\_  
Street Address

Norco, CA 92860  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

951-264-6371  
Phone Number

\_\_\_\_\_  
Phone Number

Kimber951@yahoo.com  
Email Address

\_\_\_\_\_  
Email Address

RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY  
AND WHEN RECORDED MAIL TO

NO COR FILED

\*088344

RECORDERS  
Instrument Fund  
\$72.00

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

\*MICHAEL L. BROWN  
26827 HAMPAK WAY  
PERRIS, CA. 92570

\*MAR 12 1996

PAID  
Doc. Transfer Tax  
FRANK K. JOHNSON  
Riv. Co. Recorder

Recorder  
of Riverside County, California

Fees \$ 9

Escrow No. 6729312 - B17  
Order No. 6729312 - B75

SPACE ABOVE THIS LINE FOR RECORDER'S USE

\*GRANT DEED

Assessor's Parcel No:

346-210-C12-7

TRA 087-020

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$72.00

unincorporated area  City of PERRIS

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

\*N.P. PROPERTIES, LLC  
N.P. Properties, LLC

\*hereby GRANT(S) to  
MICHAEL L. BROWN, AN UNMARRIED MAN

the following described real property in the UNINCORPORATED AREA,  
County of RIVERSIDE, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated February 23, 1996

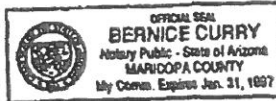
STATE OF ~~ARIZONA~~ Arizona  
COUNTY OF ~~MARICOPA~~ Maricopa

On March 6, 1996 before me,

*[Signature]*  
N.P. PROPERTIES, LLC

Bernice Curry  
a Notary Public in and for said County and State, personally appeared  
Wade Hughes

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*[Signature]*  
Signature of Notary

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

601-66/87/842

20007777

3 12 96

THIS MICROFILM COPYRIGHTED  
1996 BY SECURITY UNION TITLE  
INSURANCE COMPANY,  
MICROGRAPHICS DIVISION

RIVERSIDE

Age 1  
Escrow No. 6739312 -E17

**LEGAL DESCRIPTION EXHIBIT**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION;  
THENCE NORTH 2° 08' WEST, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 829.96 FEET;  
THENCE NORTH 88° 20' EAST, 274.175 FEET, TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 88° 20' EAST, 274.175 FEET;  
THENCE NORTH 0° 52' WEST, 200 FEET;  
THENCE SOUTH 88° 20' WEST, 276.385 FEET;  
THENCE SOUTH, TO THE TRUE POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN AS A PORTION OF LOT 9 ON RECORD OF SURVEY ON FILE IN BOOK 15, PAGE 30 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

30000777  
3 12 96

THIS MICROFILM COPYRIGHTED  
1996 BY SECURITY UNION TITLE  
INSURANCE COMPANY,  
MICROGRAPHICS DIVISION

RIVERSIDE

08EDU(01-02/02/84)6

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

3052018222225

CERTIFICATE OF DEATH

3201833013635

TC 27 Hem 4083  
paved 2/22/18

Form with sections: DECEDENT'S PERSONAL DATA, USUAL RESIDENCE, IF INFORMANT, SPOUSE/SIBLING AND PARENT INFORMATION, FUNERAL DIRECTORY LOCAL REGISTRAR, PLACE OF DEATH, CAUSE OF DEATH, PHYSICIAN'S CERTIFICATION, CORONER'S USE ONLY. Includes fields for name (MICHAEL SCOTT BROWN), date of birth (05/16/1964), date of death (10/23/2018), cause of death (PENDING), and registrar information (STEPHANIE N ANDERSON).



CERTIFIED COPY OF VITAL RECORD  
STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS

This is a true and exact reproduction of the document officially registered and placed on file by the Riverside University Health System, Department of Public Health.

DATE ISSUED **Nov 8, 2018**

Dr. Cameron Kaiser, M.D., County Health Officer  
RIVERSIDE COUNTY, CALIFORNIA

This copy is not valid unless prepared on an engraved border, displaying the date, seal, and signature of the Registrar.  
PRNCO (REV) 12/16



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4083 Parcel Identification Number: 346210012

Assessee: PHILLIPS, HARVERY

Situs: 26827 HAMMACK AVE PERRIS CA 92570

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED  
2021 DEC 30 PM 3:03  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$272,000.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 088344; recorded on 3-12-1996. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 9th day of November, 2021 at Los Angeles County, California  
County, State

Michael Brown  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

Michael Brown  
Print Name

\_\_\_\_\_  
Print Name

1053 W. 62nd St  
Street Address

\_\_\_\_\_  
Street Address

LA CA 90044  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

310-648-9612  
Phone Number

\_\_\_\_\_  
Phone Number

Mr Michael Brown 2020@gmail.com  
Email Address

\_\_\_\_\_  
Email Address

RECORDING REQUESTED BY  
**CHICAGO TITLE COMPANY**  
 AND WHEN RECORDED MAIL TO

NO COR FILED 088344

RECEIVED FOR RECORD  
 AT 8:00 O'CLOCK

MICHAEL L. BROWN  
 26827 HAMBRACK WAY  
 PERRIS, CA. 92570

PAID  
 Doc. Transfer Tax  
 FRANK K. JOHNSON  
 Riv. Co. Recorder

MAR 12 1996

Recorder of Riverside County, California

Recorder

Fee \$ 9

Recorder No. 6733112 - 217  
 Order No. 6733112 - 275

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
 DOCUMENTARY TRANSFER TAX IS \$72.00

unincorporated area  City of PERRIS

computed on the full value of the interest or property conveyed, or is  
 computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
 N.P. PROPERTIES, LLC

Assessor's Parcel No:  
 346-218-012-7  
 TRA-087-020

hereby GRANT(S) to  
MICHAEL L. BROWN, AN UNMARRIED MAN

the following described real property in the UNINCORPORATED AREA,  
County of RIVERSIDE, State of California:  
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated February 23, 1996

STATE OF ARIZONA  
COUNTY OF MARICOPA ) ss. Wanda Hughes  
On March 6, 1996 before me, N.P. PROPERTIES, LLC

Bernice Curry  
a Notary Public in and for said County and State, personally appeared  
Wanda Hughes

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

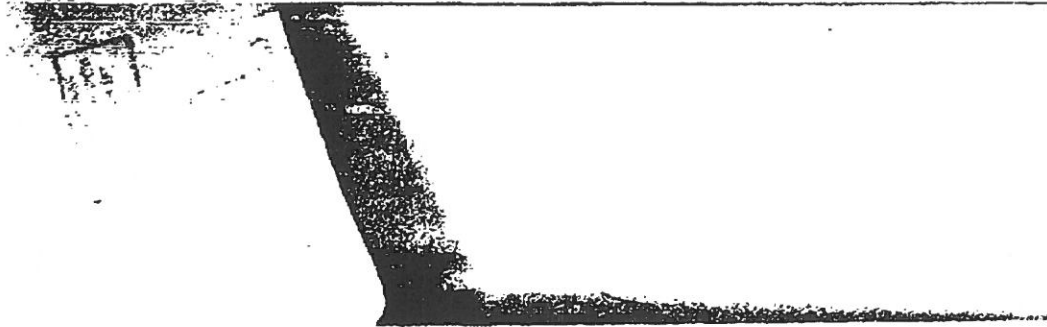


WITNESS my hand and official seal.  
Bernice Curry  
 Signature of Notary

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name	Street Address	City, State & Zip

3 12 96  
 THIS MICROFILM COPYRIGHTED  
 1996 BY SECURITY UNION TITLE  
 INSURANCE COMPANY,  
 MICROGRAPHICS DIVISION  
 RIVERSIDE



494 1  
 Record No. 6719312 - E17

**LEGAL DESCRIPTION EXHIBIT**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SIX HERRARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION;  
 THENCE NORTH 2° 08' WEST, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 829.96 FEET;  
 THENCE NORTH 88° 20' EAST, 274.175 FEET, TO THE TRAP POINT OF BEGINNING;  
 THENCE CONTINUING NORTH 88° 20' EAST, 274.175 FEET;  
 THENCE NORTH 0° 52' WEST, 200 FEET;  
 THENCE SOUTH 88° 20' WEST, 276.185 FEET;  
 THENCE SOUTH, TO THE TRAP POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN AS A PORTION OF LOT 9 ON RECORD OF SURVEY ON FILE IN BOOK 15, PAGE 30 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

000077-7

3 12 96

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 INSURANCE COMPANY,  
 MICROFILM DIVISION

RIVERSIDE

